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PLANNING COMMISSION

Sujendra Mishra, *Chair*
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Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E2
July 18, 2006**

PROJECT LOCATION

1. Address: 21 Tanforan Avenue
2. Assessor's Parcel No: 014-263-310
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in San Bruno Redevelopment Area

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans and Elevations

REQUEST

Request for a Use Permit and Minor Modification to allow the construction of an addition which increases the gross floor area by more than 50% and encroaches into the required side yard setbacks per Section 12.200.030.B.1 and 12.120.010.B of the San Bruno Zoning Ordinance. Sazad Ali (Owner/Applicant) **UP-06-05; MM-06-07**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-05 and Minor Modification 06-07 based on Findings of Fact (1-8) and Conditions of Approval (1-21).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

REQUIRED LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on July 7, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, July 8, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.



EXISTING CONDITIONS

The subject property is located on the south side of Tanforan Avenue, east of Huntington Avenue East and west of Herman Street, in the San Bruno Park 5th Addition Subdivision. This is a rectangular-shaped lot with a total lot size of 5,000 square feet (standard lot size).

The existing residence is 1,108 square feet in size, including two bedrooms and one bathroom with an attached one-car garage (252 square feet). The living area is 742 square feet. The laundry room behind the garage is 114 square feet, and the garage is 252 square feet.

SURROUNDING LAND USES

North: City of South San Francisco

South: Pacific Avenue - R-1 Zone, single-family residences

East: Huntington Avenue East - R-1 and U Zones, single family residences and Caltrain right-of-way

West: Herman Street - R-1 and M-1 Zones, single-family residences and light industrial

PROJECT DESCRIPTION

The proposed project includes a 968 square foot one-story addition located to the rear of the existing residence. Specifically, the applicant is proposing to add a family room, three bedrooms and one bathroom. The applicant is also proposing to convert 53 square feet of the existing laundry room into a bathroom.

If approved and constructed, this would be a 5-bedroom and 3-bathroom residence, with a total living area of 1,824 square feet; one square foot less than the 1,825 square foot guideline to require a two-car garage.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	5,000	Same
Lot Coverage		Max. 2,200	1,128	2,121
Lot Coverage %		44%	22.6%	42.4%
Gross Floor Area		Max. 2,750	1,108	2,076
Floor Area Ratio		0.55	0.22	0.42
Building Setbacks	Front	Min. 15'	15'-0"	15'-0"
	Rear	Min. 10'	49'-8"	32'-5"
	East Side	Min. 5'	3'-6"	3'-6"
	West Side	Min. 5'	4'-4"	4'-4"
Building Height		Max. 28'	16'-2"	16'-2"
Covered Parking		1 covered space	1 covered space	1 covered space

Square Footage Breakdown:

	Residence	Garage	Total
Existing	856	252	1,108
Proposed	968	-	968
Total	1,824	252	2,076

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) reviewed the project at its June 29, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Division prior to PC meeting.
- Show gutters and downspouts on elevation plans.
- Design proposed skylight to be flat type.

Commissioners Biasotti and Sammut were present for this item.

Since the Architectural Review Committee meeting, the applicant has redesigned the sides and rear elevations to include the gutters and downspouts and modified the floor plan to describe the type of skylight proposed. Staff finds that these revisions address the Architectural Review Committee's comments.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property has no accessory structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on the subject property.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and approval of a Minor modification to extend the addition up to the existing non-conforming side yard setbacks. Section 12.200.030(B) of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." Additionally, Section 12.120.010.A states the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side setback requirements by not more than two feet. The applicant is proposing a 968 square foot addition to a 1,108 square foot residence, an 87% expansion. The addition is proposing to continue a 3'-6" east side yard setback and a 4'-4" west side yard setback, failing to meet the required 5'-0" side yard setbacks by not more

than 2'-0".

Use Permit

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed to be a single story addition, and therefore would not tower over the adjacent residences. The addition includes one additional window on the west (left) elevation, under a proposed porch, providing sufficient privacy to the adjacent neighbors and ensuring that the addition is not detrimental to the comfort of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The addition is proposed at the rear of the existing residence, with finished materials matching the existing finished materials and a roof design consisting of gable roofs, architectural elements, which will help blend the addition into the existing home. The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance with all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition will be aesthetically sensitive to the surrounding environment since the addition respects the character of the neighborhood and the finished materials and architectural features will be complementary to the existing character of the neighborhood, as stated above in Finding #2. Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods."

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not**

hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The addition will not unreasonable restrict or interfere with light and air on the properties in the neighborhood, since the addition will remain a single story and the addition will extend only approximately 26' farther back into the rear yard, still maintaining a large 32' deep rear yard. The proposed structure will be consistent with the scale of the neighborhood in that the proposed structure will comply with the lot coverage and floor area ratio guidelines, and the front façade of the proposed structure will not be altered, and therefore still consistent with the scale and design of the neighborhood.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the addition with stucco, matching the existing finished material. The roof material is proposed to be composition shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached one-car garage and the proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 1,824 square feet and the application does not exceed the City's 1,825 square foot parking guideline for expanded off-street parking facilities. The existing garage is set back 20' from the front property line, thereby allowing an additional off street parking space on the subject property. The driveway contains sufficient length to fit a standard sized vehicle without the vehicle hanging over the sidewalk, which is a violation of the city's municipal code. Because the existing home provides one garage space as well as adequate storage space and the driveway is able to accommodate another off street parking, staff supports the proposal, although the residence will contain five bedrooms and three bathrooms.

Minor Modification

Pursuant to the City's Zoning Code, the minimum required side yard setback is 5'-0" unless a Minor Modification can be approved to allow a setback reduction of not more than 2'-0" of the side yard setback.

The Minor Modification shall only be approved if the Planning Commission can make the following two required findings: (required finding in **bold** followed by staff's analysis)

1. The General appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood

The applicant is proposing to construct the addition continuing legal non-conforming side yard setbacks. The addition will be located to the rear of the existing residence where it will not be visible from the street, and will not extend closer to the side property lines than the existing residence. The neighborhood comprises of other homes with similar side yard setbacks since the homes were constructed around the same time. As such, the modification is in keeping with the character of the neighborhood.

2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

The addition is designed with a gable roof parallel to the neighbor adjacent to the left (west) and a gable roof perpendicular to the adjacent neighbor to the right (east). The roof is to be at the same height as the existing structure with only one additional window and one sliding glass door on the west side elevation and no additional windows or doors on the east side elevation. The proposed structure will remain a single story, therefore not creating significant shadow on the adjacent property. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbor and provide for the maximum privacy and enjoyment of their property. However, given this elevation has minimal articulation in a reduced setback, an additional window is recommended to break up the expansion's blank wall. With the recommendation, staff finds that the reduced setback will not be detrimental to the adjacent property.

The addition is designed well and will have a positive impact from all elevations. Based on the discussion above, staff supports the approval of the minor modification to allow the reduced side yard setbacks, in lieu of the 5'-0" side yard setback, based on a determination that it will not be detrimental to the adjacent real property, and will be in keeping with the character of the neighborhood.

PUBLIC COMMENTS

The City sent the required legal notices on Friday July 7, 2006 and has not received any public comments as of the preparation of this report. If the City receives any comments prior to the Planning Commission meeting, the comments will be presented to the Commission at the meeting.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any

establishment of a second dwelling unit on the property would require Planning Division review and approval.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided an attached one-car garage which complies with applicable off-street parking standards of the zoning ordinance.
7. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood through similar materials and will be to the rear of the property which will be out of sight from the street of access.
8. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property as the addition will still be a single story with the minimum number of windows required.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-05 and Minor Modification 06-07 shall not be valid for any purpose. Use Permit 06-17 and Minor Modification 06-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Minor Modification for an addition shall be built according to plans approved by the Planning Commission on July 18, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

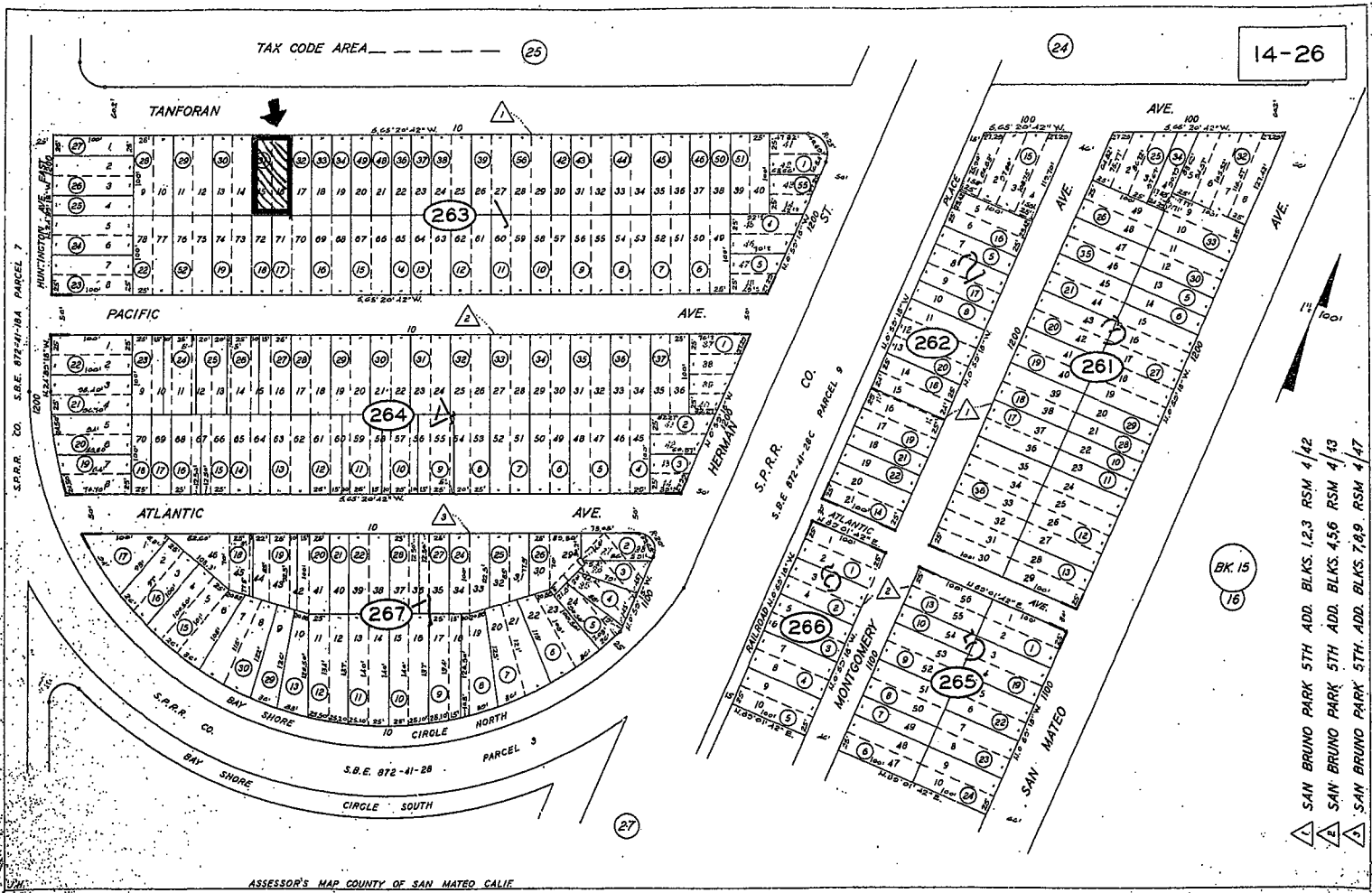
8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
9. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
12. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
13. If increased, applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/080/110
14. City approved backflow required for domestic / irrigation. Include calculations showing existing or new meter size will be sufficient for required flow. Show location of backflow unit(s) on plans. California Code of Regulations Title 17, U.P.C. 603, S.B.M.C. 10.14.110

Fire Department - (650) 616-7096

15. Provide minimum 4" illuminated address numbers.
16. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
17. Provide spark arrestor for chimney.
18. Provide NFPA 13D fire sprinkler system in addition and garage. Provide a pilot head in attic. Recommend sprinklers in existing home.

19. Provide a water flow alarm using an exterior rated horn and strobe, visible from the street. Delay the alarm 45 to 60 seconds. Include in electrical permit.
20. The Fire Sprinkler System will require separate plans and permit.
21. Please include these conditions on your plans when submitting.

Date of Preparation: July 6, 2006
Prepared by: Beilin Yu
Associate Planner



UP-06-05; MM-06-07

JUL 06 2006

NOTES:

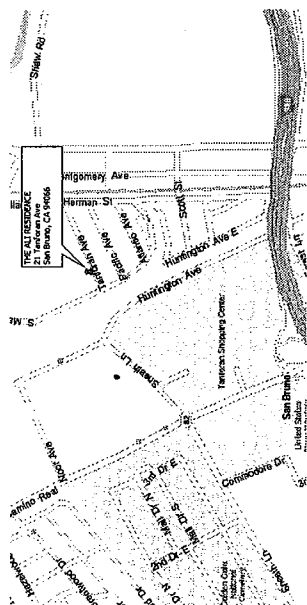
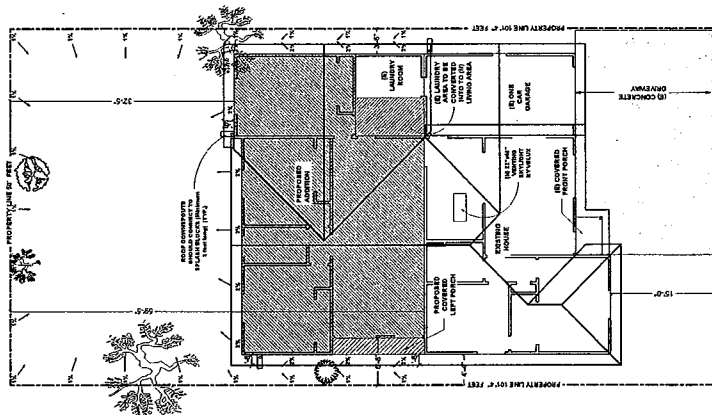
1. EXISTING DRAINAGE SHALL NOT IMPIDE EXISTING DRAINAGE FROM EXISTING DRAINAGE DITCHES AND SHALL NOT GENERATE SURFACE RUNOFF TO ADJACENT PROPERTIES.

2. THE APPLICANT/CONTRACTOR SHALL OBTAIN AN EMBANKMENT PERMIT FROM THE CITY ENGINEER PRIOR TO THE START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY.

3. EMBANKMENT SHALL BE USED TO BE USED ON THE SITE TO THE SLOPE SHOWN.

4. ROYCE DOWNSTREAM DUCT CONNECT TO FLASH FLOOD CONTROL DRAINAGE (see sheet) THAT DRIFT THE WATER WAY AND TO THE CITY ENGINEER AND FLOW TO ON-STATE LAWN OR PERVIOUS LANDSCAPED AREA TO THE CITY ENGINEER AND FLOW TO ON-STATE LAWN OR PERVIOUS LANDSCAPED AREA TO THE CITY ENGINEER.

5. EXISTING DRAINAGE SHALL BE USED TO BE USED ON THE SITE TO THE SLOPE SHOWN.

[illegible]

SITE PLAN

TANFORAN AVENUE

SCALE 1/8"=1'-0"

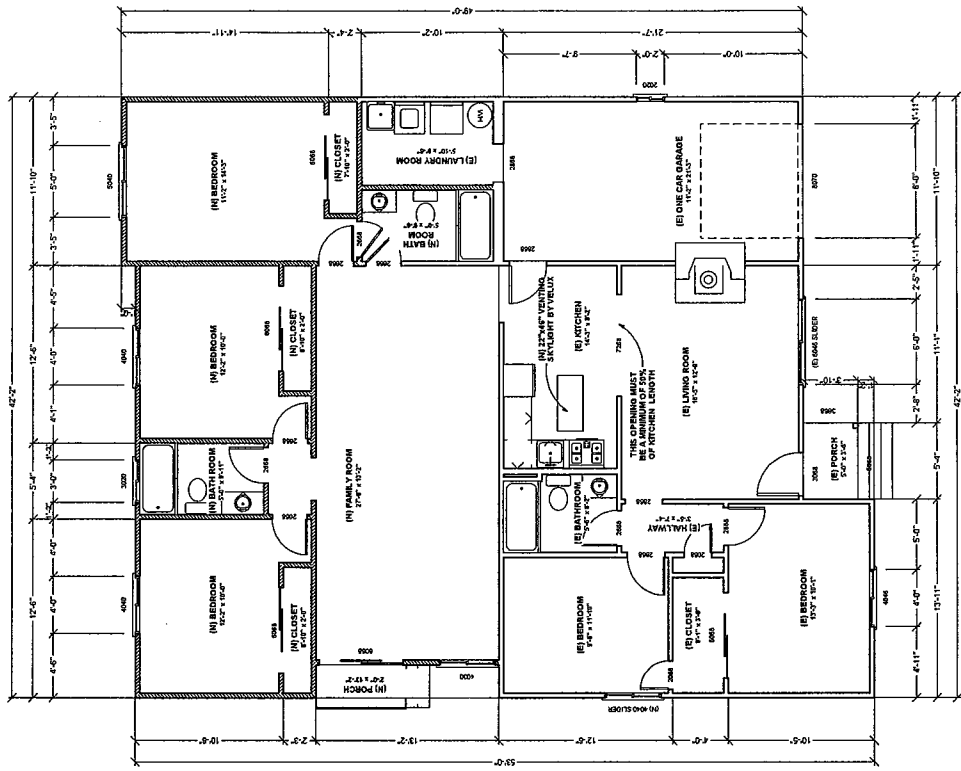


2263 PALMAR AVENUE
EAST PALM ALTO CA. 94307
PHONE 8 (510) 226-2129 FAX NUMBER (510) 226-2127
EMAIL J.M.WILSON@PALMAD.COM

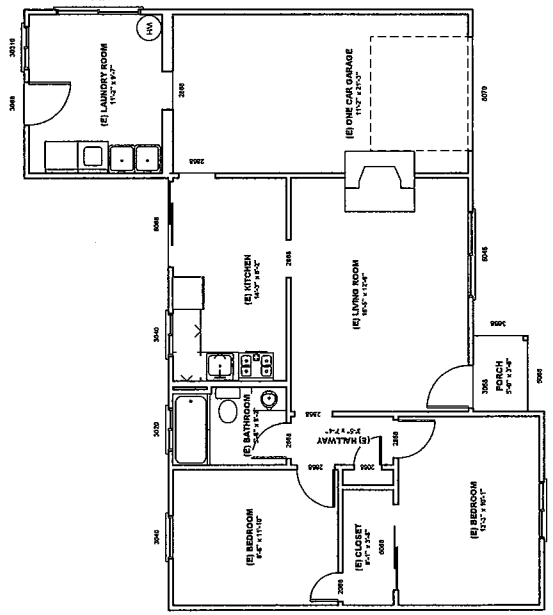
THE ALI RESIDENCE
21 TANFORAN AVENUE
SAN BRUNO CA. 94066
APN 014-21 3

DATE: JULY 8, 2004
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____

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PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"



EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"

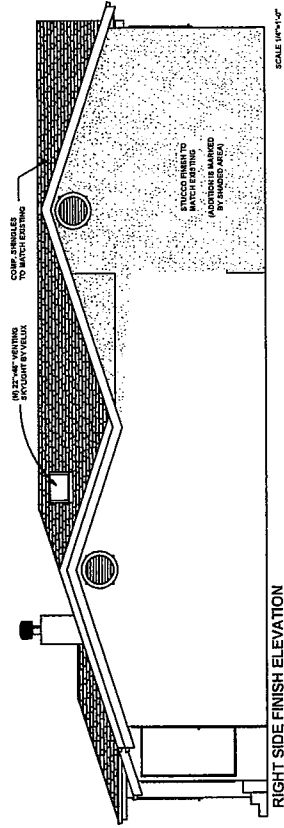


J. M. Williams
2233 PALMAR AVENUE
EAST PALO ALTO CA. 94301
PHONE 650.351.4323 FAX 650.351.4323
EMAIL J.WILLIAMS@JWILLIAMS.COM

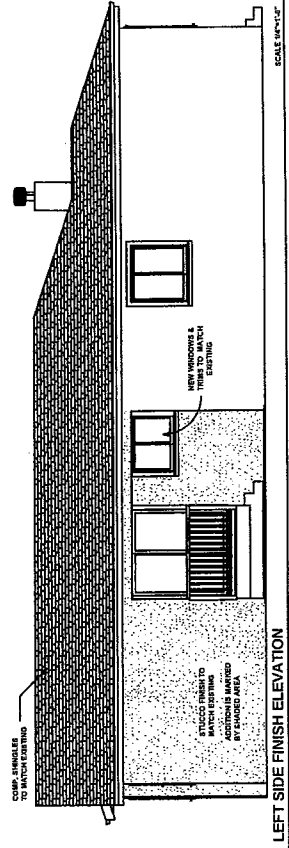
THE ALL RESIDENCE
21 TANFORAN AVENUE
SAN BRUNO CA. 94066
APN 014-26 3

DATE JULY 8, 2004
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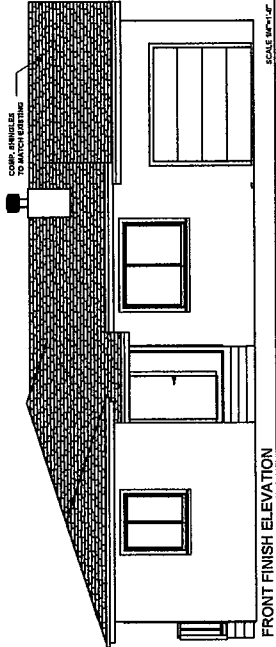
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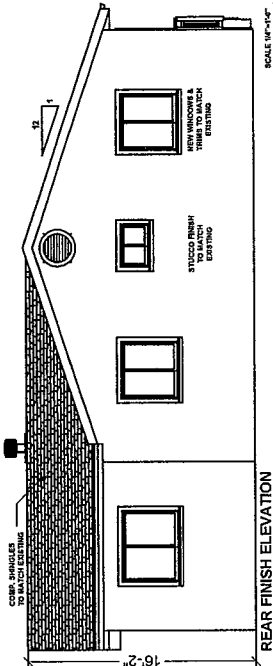
RIGHT SIDE FINISH ELEVATION



LEFT SIDE FINISH ELEVATION



FRONT FINISH ELEVATION



REAR FINISH ELEVATION



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Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E3
July 18, 2006**

PROJECT LOCATION

1. Address: 1850 Monterey Drive
2. Assessor's Parcel No: 017-402-230
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans and Elevations
C: Email from Ms. Ada Yu, 1840 Monterey Drive
D: Emails from Mr. Dale Burrious, 1891 Monterey Drive

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50% and a Parking Exception Permit to allow tandem parking, per Sections 12.200.030.B.1 and 12.200.080.B of the San Bruno Zoning Ordinance. Andrew and Carol DeGraca. (Applicant/Owners). **UP-06-15, PE-06-04**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-15 and Parking Exception Permit 06-04 based on Findings of Fact (1-7) and Conditions of Approval (1-17).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

REQUIRED LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on July 7, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, July 8, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS



The subject property is located on the east side of Monterey Drive, north of Tehama Court and south of Amador Avenue, in the Portola Highlands Subdivision. This is an irregular-shaped lot with an approximate total lot size of 21,675 square feet and an approximate 15% average slope. The property contains a building pad at the front portion of the property, where the existing residence is located and slopes down from the building pad to the rear of the property. The property also slightly rises from north side to south side, since Monterey Drive slopes up from north to south.

The existing residence is 2,529 square feet in size, including 4 bedrooms and 3 bathrooms with an attached two-car garage. Specifically, the living area upstairs is 1,310 square feet, the living area downstairs is 617 square feet, and the garage is 602 square feet.

SURROUNDING LAND USES

North: Amador Avenue - R-1 Zone, single-family residences and Highlands Christian Academy
South: Tehama Court - R-1 Zone, single-family residences
East: San Francisco State Fish and Game Refuge
West: Del Norte Drive - R-1 Zone, single-family residences

PROJECT DESCRIPTION

The proposed project includes a two-story addition located at the rear of the existing residence. Since the original submittal, the applicant has slightly revised the plans. The major revision includes the incorporation of a third car tandem garage. The other change includes a slight 40 square foot reduction in the lower floor addition.

Specifically, the revised lower floor addition is proposed to be 936 square feet and the upper floor addition is proposed to be approximately 953 square feet, for a total addition of 1,889 square feet.

On the upper floor, the applicant is proposing an extensive interior remodel. The remodel includes increasing the existing kitchen, remodeling the existing family room to a dining room, relocating the existing stairways to create a larger entry area and remodeling the three bedrooms into two bedrooms, one bathroom, one powder room and a hallway. The addition includes a new master suite and a new living room to the rear of the existing floor plan. The new upper floor is proposed to be 2,263 square feet.

On the lower floor, the applicant is proposing to convert an existing bedroom/office into a den/office by removing the closet, convert a family room into storage area, add a new laundry room and a third tandem garage space to the rear of the existing garage, and add a new guest room, bathroom and family room to the rear of the existing floor area. The new lower floor is proposed to be 2,195 square feet, including the proposed 741 square foot garage.

If approved and constructed, this would be a 4-bedroom and 3½-bathroom residence, with a total living area of 3,677 square feet. Although the plans indicate one area in the lower floor as storage area, staff considers this area to be living space, since it is adjacent to the family room and contains sufficient ceiling height for habitable area.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	21,675	Same
Adjustment factor		1.0	0.47	Same
Adjusted Lot Area		5,000	10,187	Same
Lot Coverage *		Max. 4,311	1,368	2,260
Lot Coverage %		42.3%	13.4%	22.2%
Gross Floor Area *		Max. 5,389	2,529	4,418
Floor Area Ratio		0.529	0.248	0.434
Building Setbacks	Front	Min. 15'	13'-6"	13'-6"
	Rear	Min. 10'	275'	250'
	North Side	Min. 5'	6'-4"	8'-8"
	South Side	Min. 5'	5'-0"	8'-0"
Building Height		Max. 28'	23'-6"	26'-0"
Covered Parking		3 covered spaces	2 covered spaces	3 covered spaces

Notes: *Lot coverage and floor area calculations are based on the adjusted lot area (9,418 square feet)

* While San Bruno Municipal Code sets forth a .55 floor area ratio guideline for flat lots, this lot has a FAR guideline of .529 because the lot features a 15% slope. The attached chart (Exhibit "C") details the allowed FAR relative to slope.

Square Footage Breakdown:

	Upper Floor	Lower Floor	Garage	Total
Existing	1,310	617	602	2,529
Proposed	953	797	139	1,889
Total	2,263	1,414	741	4,418

ARCHITECTURAL REVIEW COMMITTEE

The original proposal did not incorporate a third car garage while the gross floor area minus the garage area was greater than 2,800 square feet. Section 12.200.080(A)(3) states that "if there are two covered off-street parking spaces per unit existing or proposed, then any expansion that would result in the gross floor area exceeding two thousand eight hundred square feet, excluding garage area, will require a Conditional Use Permit." Prior to the Architectural Review Committee meeting, staff identified this request as an issue of concern since staff could not make the necessary findings to approve the requested use permit. At the Architectural Review Committee meeting of June 15, 2006, the applicant submitted the current plans, which includes a third car garage. The Architectural Review Committee (ARC) reviewed the current project and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Department prior to PC meeting.

Commissioners Biasotti and Sammut were present for this item.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property has no accessory structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there is a Public Utility Easement on most of the subject property.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and the approval of a Parking Exception permit to allow tandem parking. Section 12.200.030.B of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." Section 12.200.080.B of San Bruno's Municipal Code states that "tandem parking can be allowed by securing a parking exception from the planning commission provided the applicant demonstrates a hardship with the parking standards applied to the parcel in question".

Use Permit

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis).

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed with only two additional small bathroom windows on the north side elevation and no additional windows on the south side elevation, providing as much privacy and comfort as possible to the adjacent neighbors, while incorporating other fenestration as per recommended conditions of approval to ensure the neighbors do not face an unarticulated expansive wall.

2. **The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The design of the addition is well integrated into the existing structure and will blend in with the homes in the immediate neighborhood, as such the design of the addition will not be detrimental to the improvements in the neighborhood. The proposed structure will provide an additional third car tandem

garage, providing sufficient off-street parking for the scale of the residence. As such it will not be injurious and detrimental to properties in the neighborhood in that the project will provide adequate parking to address the higher parking demand.

Additionally, the proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential. The proposed addition to the structure is consistent with such residential general plan designation since the home's design will accommodate a single family only and no portion will be intended as a second unit.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The applicant is proposing to replace the upper level's siding with exterior plaster to enhance the appearance of the proposed structure. The addition will be finished with the same plaster to blend the addition into the existing home. The original proposal indicated that the applicant was going to match the existing siding on the upper floor and stucco on the lower floor, creating some articulation to relieve the appearance of two story walls on the north side elevation. Since the applicant is now proposing to finish the entire building with plaster, staff recommends that the applicant add an architectural feature on the north side elevation to break up the two-story wall. With such condition, the development will be developed with the highest quality design and construction, and the proposed project will be consistent with the City's General Plan Goal 3.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The addition is proposed with the similar finished materials as the finished materials found in the immediate neighborhood. The applicant is relocating the front stairway and windows, with no major changes to the front façade. The addition will not significantly alter the appearance of the structure as viewed from the street and will protect the residential character of the residential neighborhood.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

Although the square footage of the proposed structure is larger than the square footage of the existing residences in the immediate neighborhood, staff finds that the scale of the structure is in keeping with the scale of the homes in the immediate neighborhood. The proposed structure will be located to the rear of the residence, therefore not altering the mass from the street.

The scale of the proposed addition will also not be inconsistent as viewed from the adjacent properties. The proposed addition will maintain a large setback from the side property lines, and therefore will not unreasonably restrict or interfere with light and air on other properties in the neighborhood. Specifically, staff finds that the addition will not have an impact on the adjacent property to the north (left) side since the addition will maintain an 8' setback providing sufficient distance between structures. The addition will not have an impact on the adjacent property to the south (right) since Monterey Drive slopes up from north to south, the property to the south is elevated slightly higher than the subject property, therefore the addition will not tower over the existing residence to the south.

Furthermore, the design of the structure is consistent with the design of the existing homes in the neighborhood in that the addition is proposed at the rear of the existing residence and will not alter the appearance from the street. Although the proposed addition will restrict portion of the view from the adjacent property, it will not impact the scale at the rear of the home since the subject property abuts San Francisco State Fish and Game Refuge, an open space. Furthermore, the proposed structure will maintain a setback larger than 200' from the rear property line, therefore not significantly decreasing the existing rear setback.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the entire upper level and lower level with plaster. The roof material is proposed to be asphalt shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The proposed expansion will comply with the parking guideline in that the applicant is proposing a third tandem car garage in compliance with the parking guidelines for residences resulting in greater than 2,800 square feet of gross floor area. Additionally, the floor plan has been designed with a large amount of storage space, which will result in the parking spaces being used to store motor vehicles and not as storage space. The three garage parking spaces and the driveway, which can serve as two additional off street parking, will comply with the off-street parking standards.

Parking Exception

Section 12.200.080.B of San Bruno's Municipal Code states that "tandem parking can be allowed by securing a parking exception from the planning commission provided the applicant demonstrates a hardship with the parking standards applied to the parcel in question".

Monterey Drive slopes up from north to south, causing the south side of the lower floor to be partially underground, lower than the adjacent finished grade. Additionally, the outside stairway to the front entry

on the upper floor is located adjacent to the garage area. In order for the applicant to create a third car garage to the side of the existing two-car garage, a significant remodel of the existing floor plan and grading will be required. The existing floor plan and the grade of the street are hardships related to the property and the parking exception is warranted.

PUBLIC COMMENTS

The City sent the required legal notices on Friday July 7, 2006 and has received two public comments as of the preparation of this report. The email from Ada Yu is attached to the staff report.

In her emails, Ms. Yu expresses concerns in regards to the view impact that would result from the addition. Based on a site inspection, staff determined that the addition will impair a portion of the distant view from 1840 Monterey Drive, as shown on the attached photograph taken by staff. Specifically, the addition will impair the mountain views to the north. Unfortunately the City does not have a view ordinance which protects views. As discussed above, staff finds that the proposed structure will maintain more than the minimum side yard setback, and since these properties contain large rear yards, the addition will not have a significant impact on the adjacent properties.

In relevant communications with staff, Mr. Burrious expressed concerns that the residence is being used for gatherings thereby creating parking congestion on the street. Although staff has not been able to verify the claim, gathering in one's home is not a zoning violation.

If the City receives any additional comments prior to the Planning Commission meeting, the comments will be presented to the Commission at the meeting.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.

5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided three car garage parking spaces, which complies with applicable off-street parking standards of the zoning ordinance.
7. Parking exception permit to allow tandem parking is warranted due to the topography of the property and the existing floor plan.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-15 and Parking Exception 06-04 shall not be valid for any purpose. Use Permit 06-17 and Minor Modification 06-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Parking Exception for an addition shall be built according to plans approved by the Planning Commission on July 18, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

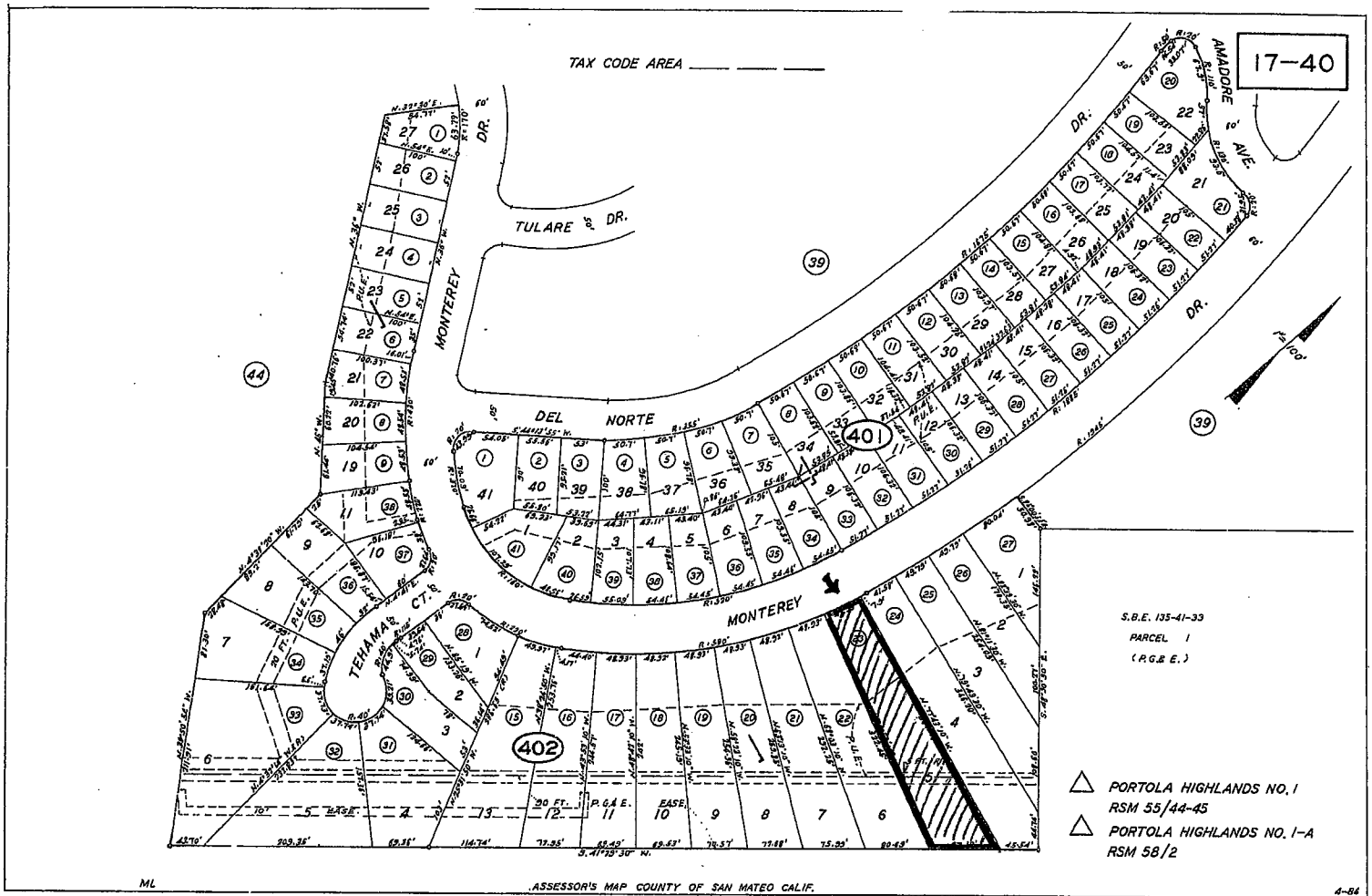
Department of Public Works – (650) 616-7065

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
9. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010
10. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
13. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department - (650) 616-7096

15. Provide minimum 4" illuminated address numbers.
16. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
17. Provide spark arrestor for chimney.

Date of Preparation: July 7, 2006
Prepared by: Beilin Yu
Associate Planner

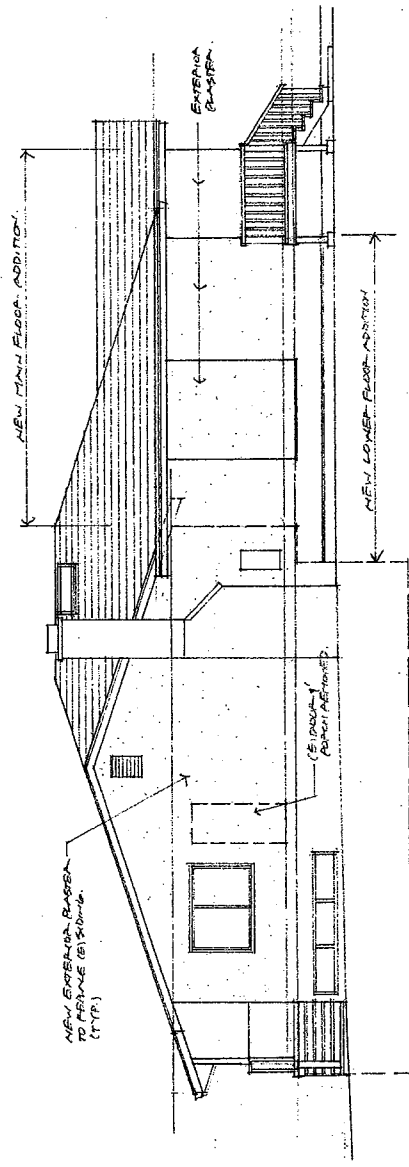


1850 Monterey Drive
017-402-230
UP-06-15

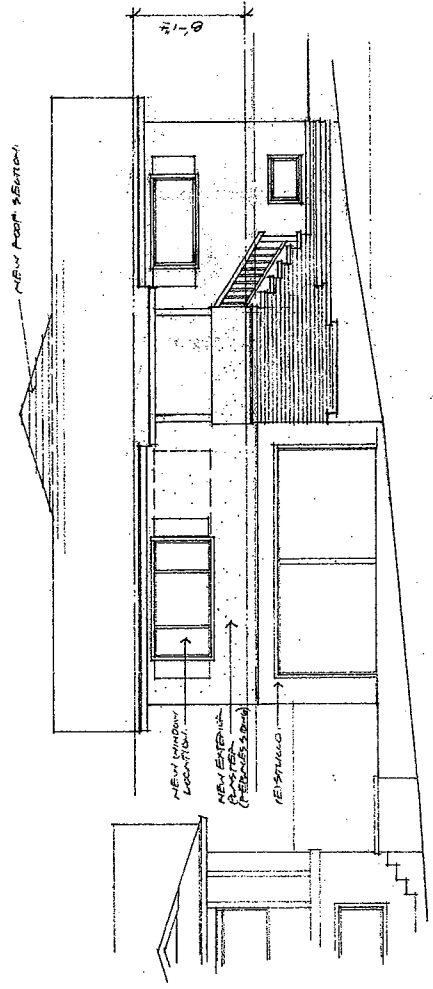




REVISIONS	BY	DATE



RIGHT SIDE ELEVATION - SOUTH



FRONT ELEVATION - WEST

Beilin Yu

From: ROBIN LIU [robada@sbcglobal.net]
Sent: Thursday, June 22, 2006 10:08 AM
To: Beilin Yu
Subject: Extension of 1850 Monterey Drive, San Bruno
Attachments: 982141456-1850 Monterey Drive View from deck.doc; 3975219249-1850 view from backyard.doc; 826705080-1850 view from bedroom 1.doc; 3663042237-1850 view from bedroom 2.doc

Dear Beilin,

Thank you for replying e-mail on last week.

I attach herewith some photos which are taken from the view of the deck, two bedrooms and backyard. As you could see from the photos, the projected extension of the property will block partial view of the north side of my house and having such huge 26' extension is going to be seen from all the rooms in the rear side of the house.

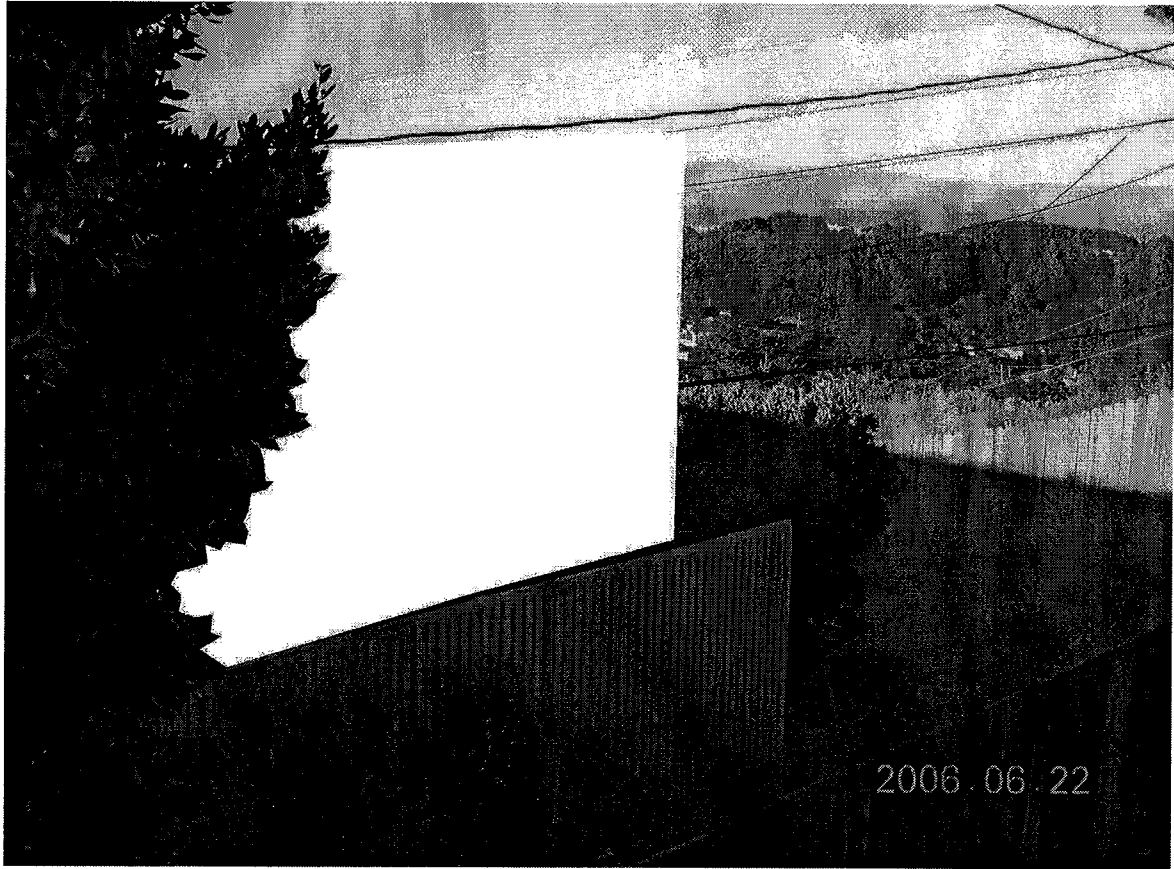
Please advise if you would like to have further information from me on that case.

Thank you for your kind attention and I look forward to hearing from you soon.

Ada Yu
Owner of 1840 Monterey Drive

7/12/2006

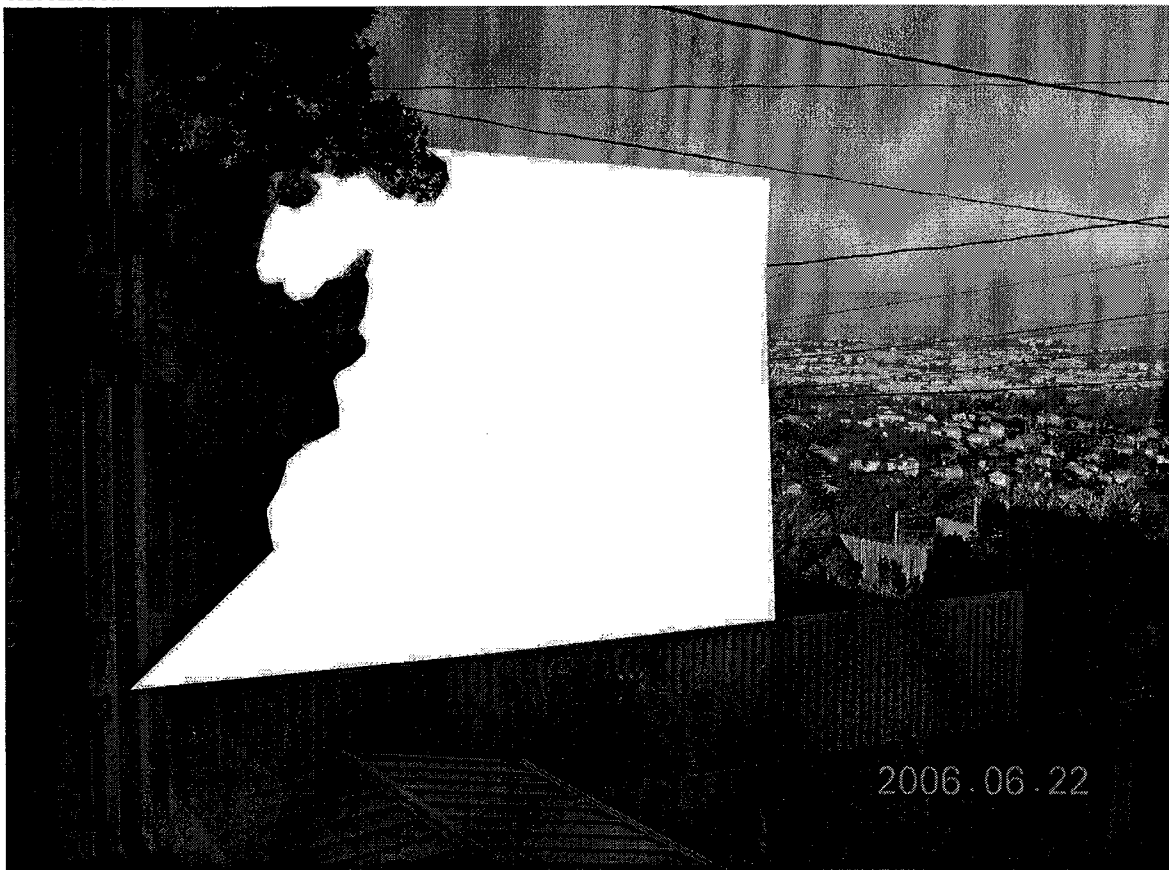
Projected view after extension from bedroom
2



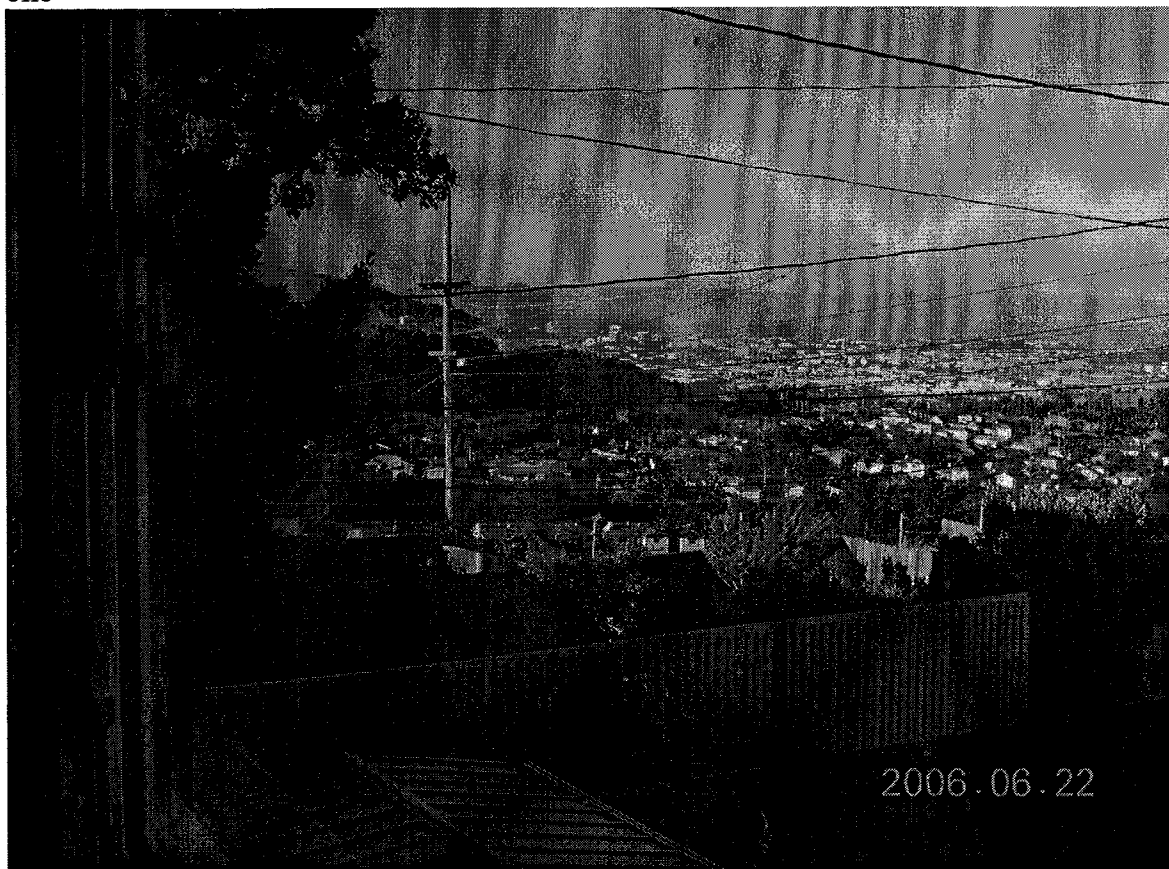
Original view from bedroom 2



Projected view after
extension



Original view from bedroom
one



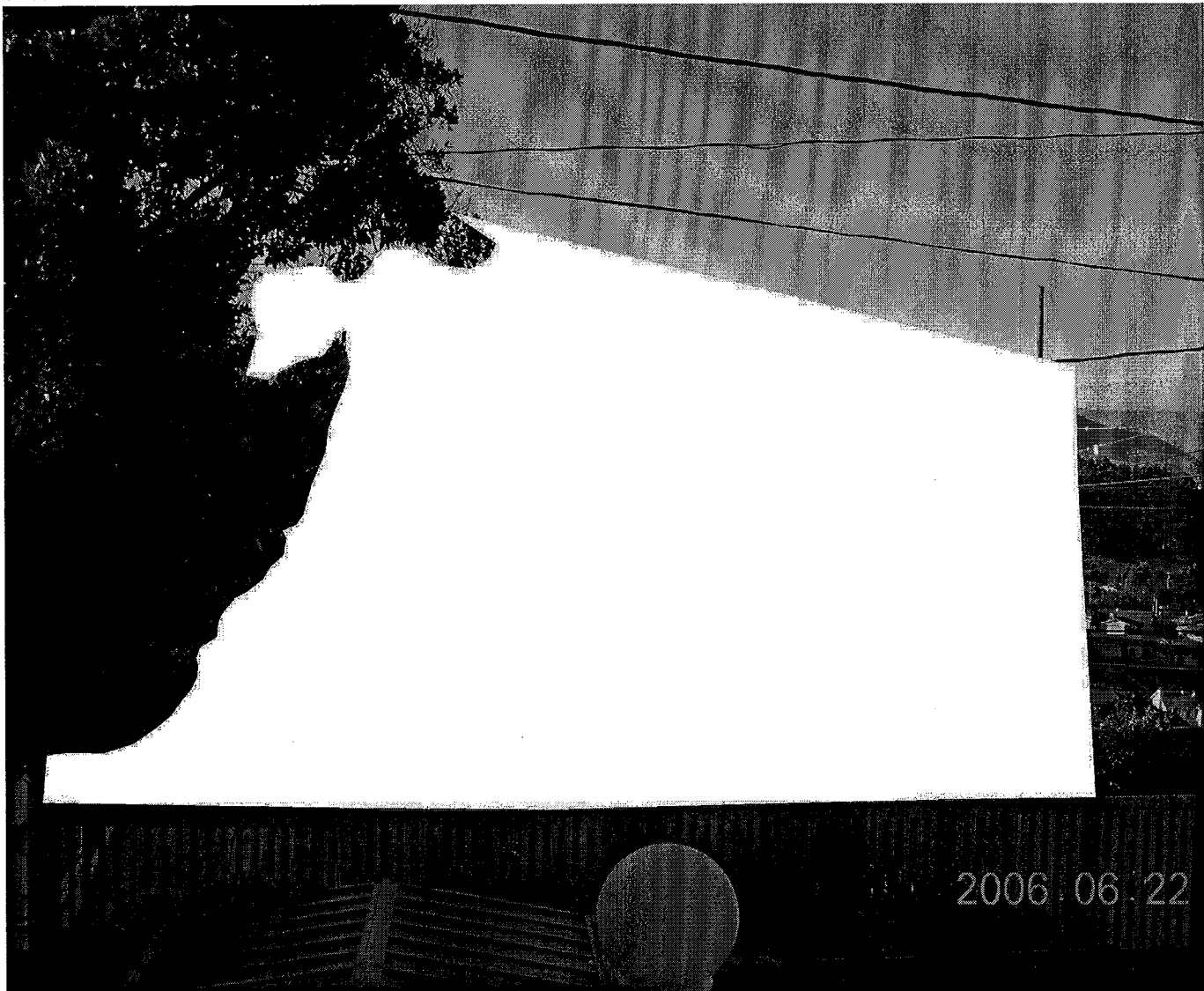
Projected view after
extension



Original view from
backyard



Projected view from deck after
extension



Original view from
deck



It is erected by staff
to show approximate
location of rear
addition.



CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E4
July 18, 2006**

PROJECT LOCATION

1. Address: 1860 Monterey Drive
2. Assessor's Parcel No: 017-402-240
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans and Elevations

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50% and a Parking Exception Permit to allow tandem parking, per Sections 12.200.030.B.1 and 12.200.080.B of the San Bruno Zoning Ordinance. Mario Lopez. (Applicant/Owner). **UP-06-16, PE-06-05**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-16 and Parking Exception Permit 06-05 based on Findings of Fact (1-7) and Conditions of Approval (1-18).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

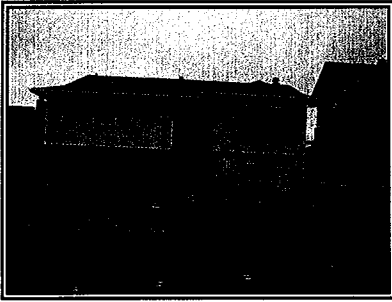
REQUIRED LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on July 7, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, July 8, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS



The subject property is located on the east side of Monterey Drive, north of Tehama Court and south of Amador Avenue, in the Portola Highlands Subdivision. This is an irregular-shaped lot with an approximate total lot size of 20,039 square feet and an approximate 15% average slope. The subject property contains a building pad at the front portion of the property, where the existing residence is located and slopes down from the building pad to the rear of the property. The property also gradually rises from north side to south side, since Monterey Drive slopes up from north to south.

The existing residence is 2,552 square feet in size, including 3 bedrooms, 2 bathrooms and an attached two-car garage. Specifically, the living area upstairs is 1,351 square feet, the living area downstairs is 778 square feet, and the garage is 423 square feet.

SURROUNDING LAND USES

North: Amador Avenue - R-1 Zone, single-family residences and Highlands Christian Academy
South: Tehama Court - R-1 Zone, single-family residences
East: San Francisco State Fish and Game Refuge
West: Del Norte Drive - R-1 Zone, single-family residences

PROJECT DESCRIPTION

The proposed project includes a two-story addition located at the rear of the existing residence. Since the original submittal, the applicant has slightly revised the plans. The major revision includes the incorporation of a third car tandem garage. The other change includes a 71 square foot increase in the lower floor addition.

Specifically, the revised lower floor addition is proposed to be 1,100 square feet and the upper floor addition is proposed to be approximately 910 square feet, for a total addition of 2,010 square feet.

On the upper floor, the applicant is proposing to expand the existing dining room, remodel an existing bedroom and create a hallway. The proposed addition will accommodate a new living room and a new master suite to the rear of the existing floor plan. The new upper floor is proposed to be 2,261 square feet.

On the lower floor, the applicant is proposing to remove an existing bathroom to accommodate a third car tandem garage, add a new play area, bathroom, guest room, family room and storage to the rear of the existing floor area. The new lower floor is proposed to be 2,301 square feet, including a proposed 757 square foot garage.

If approved and constructed, this would be a 4-bedroom and 4-bathroom residence, with a total living area of 3,805 square feet.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	20,039	Same
Adjustment factor		1.0	0.47	Same
Adjusted Lot Area		5,000	9,418	Same
Lot Coverage *		Max. 3,986	1,351	2,261
Lot Coverage %		42.3%	14.3%	24%
Gross Floor Area *		Max. 4,982	2,552	4,491
Floor Area Ratio		0.529	0.271	0.477
Building Setbacks	Front	Min. 15'	13'	13'
	Rear	Min. 10'	300'	275'
	North Side	Min. 5'	6'-6"	6'-6"
	South Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'		
Covered Parking		3 covered spaces	3 covered spaces	3 covered spaces

Notes: *Lot coverage and floor area calculations are based on the adjusted lot area (9,418 square feet)

* While San Bruno Municipal Code sets forth a .55 floor area ratio guideline for flat lots, this lot has a FAR guideline of .529 because the lot features a 15% slope. The attached chart (Exhibit "C") details the allowed FAR relative to slope.

Square Footage Breakdown:

	Upper Floor	Lower Floor	Garage	Total
Existing	1,351	778	423	2,552
Proposed	910	766	334	2,010
Total	2,261	1,544	757	4,562

ARCHITECTURAL REVIEW COMMITTEE

The original proposal did not incorporate a third car garage while the gross floor area minus the garage area was greater than 2,800 square feet. Section 12.200.080(A)(3) states that "if there are two covered off-street parking spaces per unit existing or proposed, then any expansion that would result in the gross floor area exceeding two thousand eight hundred square feet, excluding garage area, will require a Conditional Use Permit." Prior to the Architectural Review Committee meeting, staff identified this request as an issue of concern since staff could not make the necessary findings to approve the requested use permit. At the Architectural Review Committee meeting of June 15, 2006, the applicant submitted the current plans, which includes a third car garage. The Architectural Review Committee (ARC) reviewed the current project and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Department prior to PC meeting.
- Clarify walls and header beams on the lower floor plan.
- Revise the proposed gable roof to a hip roof.

Commissioners Biasotti and Sammut were present for this item.

Since the Architectural Review Committee meeting, the applicant has submitted revised plans with a hip roof instead of a gable roof and clarified the walls and headers on the lower floor plan. Staff finds that these revisions address the Committee's recommendations.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property has no accessory structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there is a Public Utility Easement on most of the subject property.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and the approval of a Parking Exception permit to allow tandem parking. Section 12.200.030.B of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." Section 12.200.080.B of San Bruno's Zoning Code states that "tandem parking can be allowed by securing a parking exception from the planning commission provided the applicant demonstrates a hardship with the parking standards applied to the parcel in question".

Use Permit

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed with few additional windows on the north side elevation and no additional windows on the south side elevation, providing as much privacy and comfort as possible to the adjacent neighbors, while incorporating other fenestration as per recommended conditions of approval to ensure the neighbors do not face an unarticulated expansive wall.

- 2. The proposed development will not be injurious or detrimental to property and improvement in**

the neighborhood or to the general welfare of the city.

The design of the addition is well integrated into the existing structure and will blend in with the homes in the immediate neighborhood, as such the design of the addition will not be detrimental to the improvements in the neighborhood. The proposed structure will provide an additional third car tandem garage, providing sufficient off-street parking for the scale of the residence. As such it will not be injurious and detrimental to properties in the neighborhood in that the project will provide adequate parking to address the higher parking demand.

Additionally, the proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential. The proposed addition to the structure is consistent with such residential general plan designation since the home's design will accommodate a single family only and no portion will be intended as a second unit.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The applicant is proposing to replace the upper level's siding with exterior plaster to enhance the appearance of the proposed structure. The addition will be finished with the same plaster to blend the addition into the existing home. The original proposal indicated that the applicant was going to match the existing siding on the upper floor and stucco on the lower floor, creating some articulation to relieve the appearance of two story walls on the north side elevation. Since the applicant is now proposing to finish the entire building with plaster, staff recommends that the applicant add an architectural feature on the north side elevation to break the two-story wall. With such condition, the development will be developed with the highest quality design and construction, and the proposed project will be consistent with the City's General Plan Goal 3.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The addition is proposed with the similar finished materials as the finished materials found in the immediate neighborhood. The applicant is relocating the front stairway and windows, with no major changes to the front façade. The addition will not significantly alter the appearance of the structure as viewed from the street and will protect the residential character of the residential neighborhood.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

Although the square footage of the proposed structure is larger than the square footage of the existing residences in the immediate neighborhood, staff finds that the scale of the structure is in keeping with the scale of the homes in the immediate neighborhood. The proposed structure will be located to the rear of the residence, therefore not altering the mass from the street.

The scale of the proposed addition will also not be inconsistent as viewed from the adjacent properties. The proposed addition will maintain the required setbacks from the side property lines, and therefore will not unreasonably restrict or interfere with light and air on other properties in the neighborhood. Specifically, staff finds that the addition will not have an impact on the adjacent property to the north (left) side since the addition will maintain the required 5' setback providing sufficient distance between structures. The addition will not have an impact on the adjacent property to the south (right) since Monterey Drive slopes up from north to south, the property to the south is elevated slightly higher than the subject property therefore the addition will not tower over the existing residence to the south.

Furthermore, the design of the structure is consistent with the design of the existing homes in the neighborhood in that the addition is proposed at the rear of the existing residence and will not alter the appearance from the street. It will not impact the scale at the rear of the home since the subject property abuts San Francisco State Fish and Game Refuge, an open space. Also, the proposed structure will maintain a setback larger than 200' from the rear property line, therefore not significantly decreasing the existing rear setback.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the entire upper level and lower level with plaster. The roof material is proposed to be asphalt shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The proposed expansion will comply with the parking guideline in that the applicant is proposing a third tandem car garage in compliance with the parking guidelines for residences resulting in greater than 2,800 square feet of gross floor area. Additionally, the floor plan has been designed with a large amount of storage space, which will result in the parking spaces being used to store motor vehicles and not as storage space. The three garage parking spaces and the driveway, which can serve as two additional off street parking, will comply with the off-street parking standards.

Parking Exception

Section 12.200.080.B of San Bruno's Municipal Code states that "tandem parking can be allowed by securing a parking exception from the planning commission provided the applicant demonstrates a hardship with the parking standards applied to the parcel in question".

Monterey Drive slopes up from north to south, causing the south side of the lower floor to be partially underground, lower than the adjacent finished grade. Additionally, the outside stairway to the front entry on the upper floor is located adjacent to the garage area. In order for the applicant to create a third car garage to the side of the existing two-car garage, a significant remodel of the existing floor plan and grading will be required. The existing floor plan and the grade of the street are hardships related to the property and the parking exception is warranted.

PUBLIC COMMENTS

The City sent the required legal notices on Friday July 7, 2006 and has received one public comment as of the preparation of this report. In relevant communications with staff, Mr. Dale Burrious, 1891 Monterey Drive expressed concerns that the residence is being used for gatherings thereby creating parking congestion on the street. Although staff has not been able to verify the claim, gathering in one's home is not a zoning violation.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.

6. The proposed expansion has provided three car garage parking spaces, which complies with applicable off-street parking standards of the zoning ordinance.
7. Parking exception permit to allow tandem parking is warranted due to the topography of the property and the existing floor plan.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-16 and Parking Exception 06-05 shall not be valid for any purpose. Use Permit 06-16 and Parking Exception 06-05 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Parking Exception for an addition shall be built according to plans approved by the Planning Commission on July 18, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010

9. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk.
S.B.M.C. 8.08.010
10. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
13. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way.
S.B.M.C. 8.24.140/150/180.
15. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department - (650) 616-7096

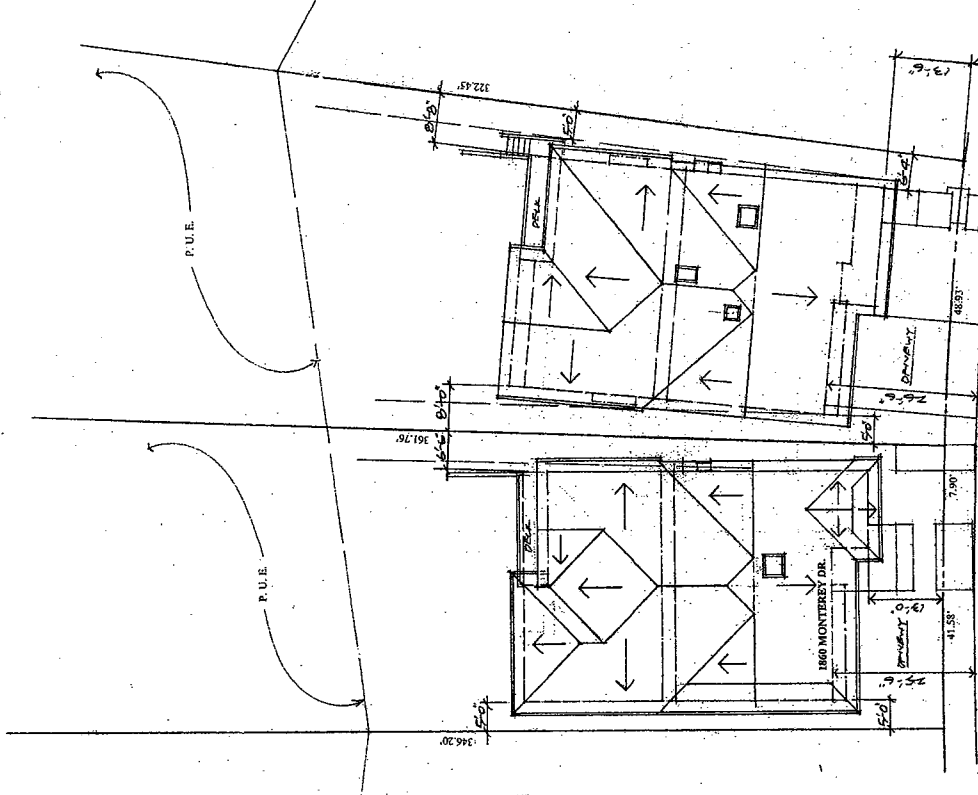
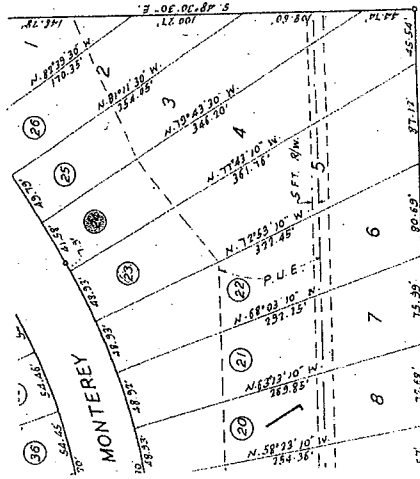
16. Provide minimum 4" illuminated address numbers.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. Provide spark arrestor for chimney.

Date of Preparation: July 12, 2006
Prepared by: Beilin Yu
Associate Planner

1860 Monterey Drive, San Bruno

Assessor's Parcel No.: 017-402-240
 Land Use: R-1 Single-family residential
 Occupancy Group(s): R-3/U-1
 Construction Type(s): V-N
 Compliance: 2001 CA Building Code (with amendments)
 2001 CA Fire Code (with amendments)

Lot Area:	20,039 s.f.
Existing Building Area:	9,418 s.f.
Proposed Building Area:	4,582 s.f. (329)
Permitted Floor Area (FAR):	9,418 s.f. x .529
Maximum Lot Coverage:	3,986 s.f. (42.3%)
(80% of FAR)	
Existing Lot Coverage:	1,351 s.f. (14.3%)
Existing Building Area:	1,351 s.f.
Proposed Building Area:	778 s.f.
Lower Floor (living area):	423 s.f.
Existing Gross Floor Area:	2,522 s.f. (271)
Proposed Addition:	
Main Floor (living area):	910 s.f.
Lower Floor (living area):	334 s.f.
Garage/Storage:	2,010 s.f.
Total Added Floor Area:	910 s.f.
Proposed Gross Living Floor Area:	3,718 s.f.
Proposed Gross Floor Area:	4,502 s.f. (484)
Proposed Lot Coverage:	2,361 s.f. (24%)
Floor Area Ratio Increase (%):	78.8%



MONTEREY DRIVE

SITE & ROOF PLAN 1"=10'

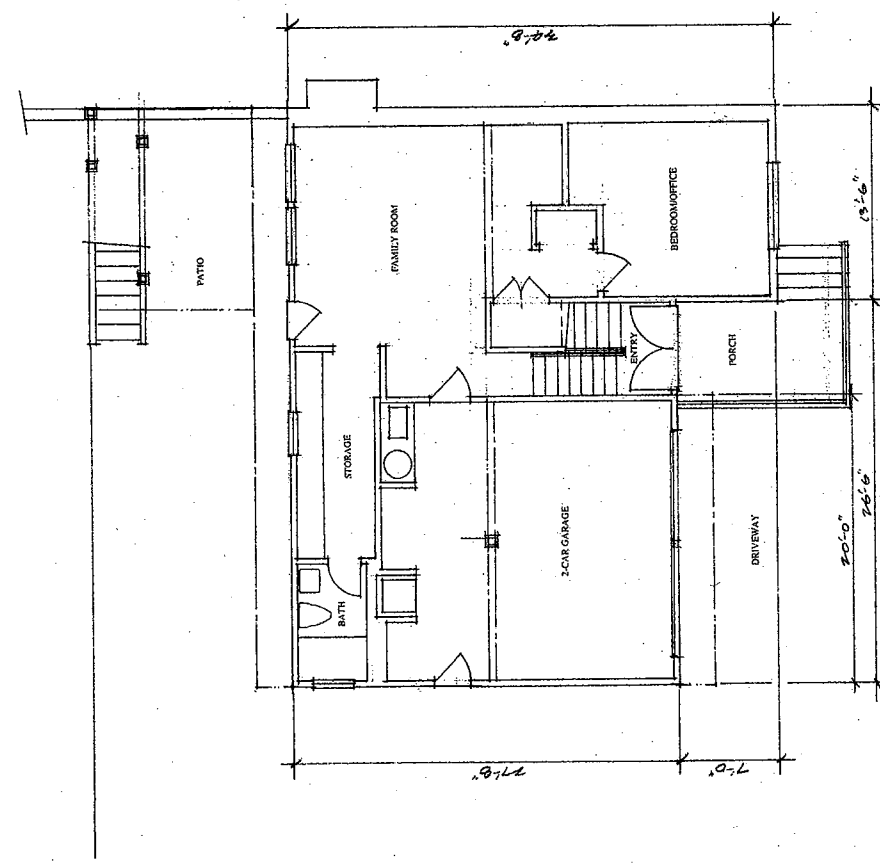
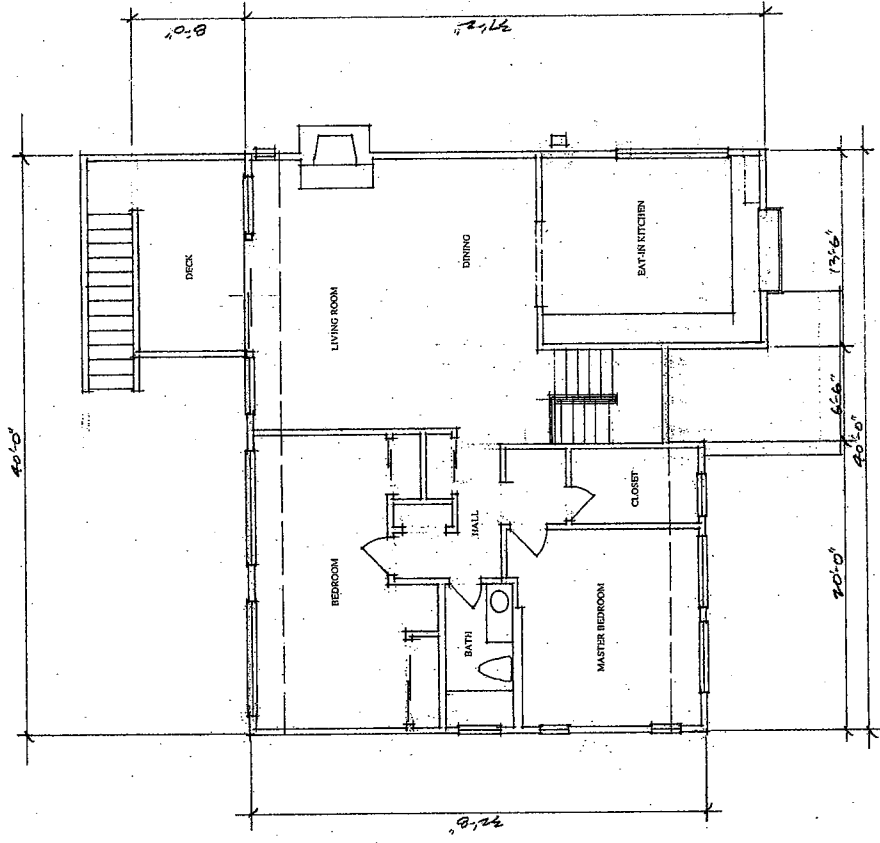


Ibarrta Associates
 ARCHITECTURE & PLANNING
 10011
 650-873-4560 FAX

1860 MONTEREY DRIVE
 RESIDENTIAL REMODEL & ADDITION
 OWNER: M. & M. LOPEZ
 SAN BRUNO, CA

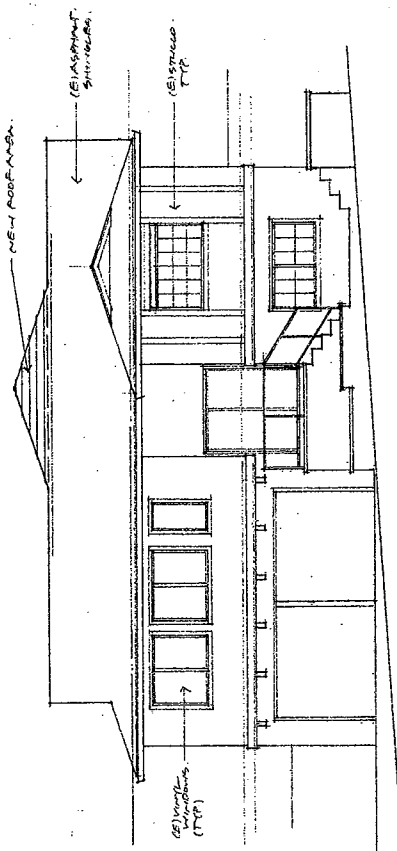
8/24/2006
 DATE
 1860 MONTEREY DRIVE
 PROJECT
 1860 MONTEREY DRIVE
 SHEET
 A.1
 5
 SHEETS

4/2/06

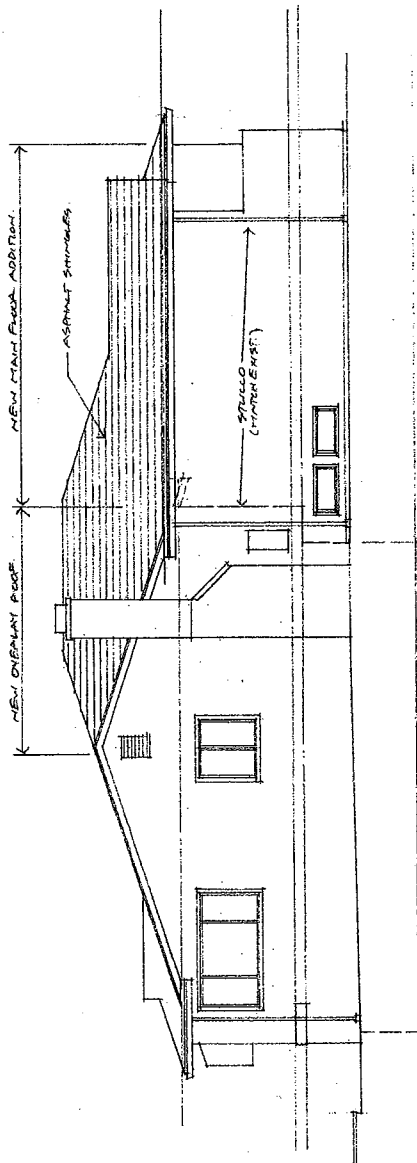


FLOOR PLAN LEGEND

=====	EXISTING TO REMAIN
==	EXISTING TO BE REMOVED OR
---	RELOCATED
-----	NEW 2-4 STUD WALL
----	UNLESS OTHERWISE NOTED
(-)	DEMOTES NEW
(#)	DEMOTES EXISTING



FRONT ELEVATION - WEST



RIGHT SIDE ELEVATION - SOUTH

4/14/06

5
A.5

DATE 6/03/06
DRAWN BY JAL
CHECKED BY JAL
DATE 6/03/06
DRAWN BY JAL
CHECKED BY JAL

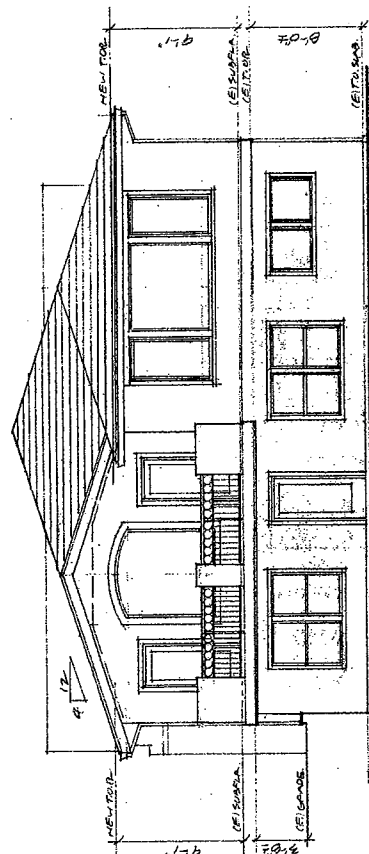
1860 MONTEREY DRIVE
SAN BRUNO, CA
OWNER: M. & M. LOPEZ

RESIDENTIAL REMODEL & ADDITION
SAN BRUNO, CA
OWNER: M. & M. LOPEZ

Ibarra Associates
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SAN BRUNO, CA 94066
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950-873-4560

REVISIONS	BY

REAR ELEVATION - EAST



LEFT SIDE ELEVATION - NORTH

